<b>[</b>			**************************************	
PETITION	FOR	SPECIAL	EXCEPTION	84-50-

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for \_\_\_\_\_\_

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: C-F, Properties Partnership (Type or Print Name) Signature (Type or Print Name) City and State Attorney for Petitioner: Steinberg, Lichter, Coleman & Rogers<sub>C</sub>/O All State Leasing, Inc. 363-6500 Julius W. Lichter Address 9808 Reisterstown Road (Type or Print Name) Garrison, Maryland 21055 City and State Chesapeake Building Name, address and phone number of legal owner, con-305 V, Chesapeake Avenue\_ tract purchaser or representative to be contacted Louis Cohen, Partner Towson, MD. 21204

Legal Owner(s):

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_lth\_\_\_\_ day ....., 19.83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_16th \_\_\_\_ day of \_\_\_August\_\_\_\_, 19\_83\_, at 11:00\_ o'clock

321-0600

Attorney's Telephone No.: \_\_\_\_\_\_

9808 Reisterstown Road

Garrison, Maryland 21055 363-6500

Address Phone No.

11150 A.M.

Julius W. Lichter, Esquire 305 West Chesapeake Avenue Towson, Md. 21204

City and State

FOR

ECF IVED

D. S. Theler 4 Assoc. 11 Warren Road Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Zoning Commissioner

Petitioner C-F Properties Partnershipeived by: Micholas B. Commodari
Petitioner's Justine W. 11ches. Per Julius W. Lichter, Esq.

Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER SW/S of Reisterstown Rd., 1,040' OF BALTIMORE COUNTY SE of the Centerline of Greenspring

Valley Rd., 3rd District

Case No. 84-50-X C-F PROPERTIES PARTNERSHIP,

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 26th day of July, 1983, a copy of the foregoing Order was mailed to Julius W. Lichter, Esquire, Steinberg, Lichter, Coleman & Rogers, 113 Chesapeake Building, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Julius W. Lichter, Esquire 305 West Chesapeake Avenue

Towson, Maryland 21204

Dear Mr. Lichter:

August 8, 1983

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct a facility to house a display area for the leasing of motor vehicles, offices, service facilities, and related parking, this hearing for a service garage use is required.

At your request, this petition was scheduled, prior to obtaining written comments and approval from the County Review Group (CRG). A meeting with said Committee has since been held. However, at the time of this writing, the

Prior to the hearing, I suggest that you make any necessary revisions as required, and submit the revised

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

RE: Item No. 267 - Case No. 84-50-X Petitioner - C-F Properties Partnership

Special Exception Petition

In W. Herren, III John W. Hessian, III

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner

Norman E. Gerber, Director Office of Planning and Zoning

SUBJECT Zoning Petition # 84-50-X C.F. Properties Partnership

Subject to conformance with the requirements set forth by the C.R.G. (meeting of 7/28/83), this office is not opposed to the granting of the subject request. If granted, it is requested that a detailed landscaping

> Norman E. Gerber, Director Office of Planning and Zoning

Date July 29, 1983

NEG: JGH:si

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

July 22, 1983

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #267 (1982-1983) Property Owner: C-F Properties Partnership S/WS Reisterstown Rd. 1040' S/E from centerline of Greenspring Valley Rd. Acres: 7.181 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #267 (1982-1983) Property Owner: C-F Properties Partnership July 22, 1983

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are 8 and 16-inch public water mains in Reisterstown Road.

Public sanitary sewerage is not available to serve this property, which is within the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. Baltimore County Sewerage Plan S-16A, as amended through January 1982, indicates Planned Service in 1 to 6 years.

RAM: EAM: FWR:ss

P-NE Key Sheet 38 NW 27 Pos. Sheet NW 10 G Topo 67 Tax Map

FEB 21 Wa

Norman Life and a second

**Enclosures** cc: D.S. Thaler & Assoc.

11 Warren Rd. 21208

comments were not available.

plan to this office.

Dichales B. Commadie, bac NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

COUNTY OFFICE BLDG.

111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Chairman

MEMBERS

Department of Traffic Engineering

Bureau of Fire Prevention

Health Department Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administratio

State Roads Commiss:

Bureau of

Engineering

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26 day of August, 1983, that the Petition for Special Exception for a service garage, in accordance with the site plan prepared D.S. Thaler & Associates, Inc., revised July 29, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The service garage operation shall consist of general maintenance of motor vehicles and shall not include body and fender repair or painting. All service work shall be performed and all damaged vehicles shall be stored within the building. No vehicle heavier than a one ton truck (as specified by the manufacturer) shall be displayed.
- 2. The hours of operation shall not exceed 9:00 p.m. and sign illumination shall be limited to hours prior to midnight. Any lighting for the parking areas shall be arranged to reflect light away from residential zones.
- 3. Signs shall be limited to a free-standing sign, not over 10 feet high, and a screen above the canopy roof, not over 8 feet high, with a display of white letters, not over 5 feet high.
- 4. The floodplain area shall remain in its natural state other than for parking access.
- 5. The method provided for the elimination of waste oil shall be in accordance with the requirements of the Water Resources Administration.
- A detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division and the Zoning
- 7. Compliance with the requirements of the County Review Group.
- 8. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.
- 39. No building permits shall be issued until the expiration of any and ar appeal periods.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

July 28, 1983

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> ZAC- Meeting of June 14, 1983 Item No. Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

NO PLAN.

Traffic Engineer Assoc. II

July 8, 1983

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

Zoning Item # 267, Zoning Advisory Committee Meeting of June 14, 1987

Property Owner: C-F Properties Partnership

Location: SW/S Reisterstown Read District 3rd Water Supply Oublic Sewage Disposal private.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-
- ments for such installation/s before work begins.

  ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts
- into the atmosphere.

  ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (J) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications. ( ) All roads and parking areas should be surfaced with a dustless, bonding material. (1) No health hazards are anticipated. (1) Others This site will be served by a private septic system and public water. Soil percolation Tests have been conducted.

BUREAU OF ENVIRONMENTAL SERVICES

September 15, 1983

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

TED ZALESKI, JR.

June 21, 1983

Mr. Villiam E. Hammond, Zoning Commissione Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 267 Zoning Advisory Committee Meeting June 14, 1983

Property Owner: C-F Properties Partnership
Location: SW/S Reisterstown Rd. 1040' S/E from centerline of Greenspring Valley Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.

Acres: 7.181 District: 3rd

The items checked below are applicable

All structure shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged;

3. A building/and other miscellaneous permits shall be required before beginning

- C. Residentials Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected withir 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.
- 7. Requested variance conflicts with the Baltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit. application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments: Building shall be sprinkled. Separate permits are required for various site improvements.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesspeaks Ave., 21204

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

July 1, 1983

Mr. William E. Hammond, Zoning Commissions Office of Planning and Zoning County Office Building Towson, Maryland

Comments on Item # 267 Zoning Advisory Committee Meeting June 14, 1983

Property Owner: C-F Properties Partnership Location: SW.S Reisterstown Rd. 1040' S.E. from centerline of Greenspring Valley Road Existing Zoning: B.L. Proposed Zoning: Special Exception for a service garage.

Acres: 7.181 District: 3rd

The items checked below are applicables

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged;
- (B.) A building/and other miscellaneous parmits shall be required before beginning C. Residential: Three sets of construction drawings are required to file a permit
- application. Architect/Engineer seal is/is not required. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a parait application.
- E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2,
- P. Requested variance conflicts with the Baltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction
- comerts: Show handicapped access to building, parking signs at each handicapped space, curb cuts and other required handicapped features on plans.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Flamming and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122

(Plans Review) at 111 West Chesspeake Ave., 2120h

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 13, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

Vue lich fetigel Wm. Nick Petrovich, Assistant Department of Planning

Very truly yours

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

SS 20 1080 (2)

Region 2 Region 7 Region 2 Reg

PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: C-F Properties Partnership

Location: SW/S Reisterstown Road 1040' S/E from centerline of Greenspring Valley Rd.

Zoning Agenda: Meeting of June 14, 1983 Item No.: 267

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

REVIEWER: Cit Joseph Kelly 9-19-13 Approved: Fire Drawner ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION TOWSON, MARYLAND 21204

August 16, 1983

8/16/80

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

ROBERT L. HANNON DIRECTOR

RE: Petition for Special Exception C-F Properties Partnership Allstate Leasing, Inc. Lessee

84-60-X Dear Mr. Jablon:

Regarding the Petition for Special Exception for a Service Garage filed by C-Properties Partnership, we wish to comment on two areas of interest to this office:

- 1. There would be a significant initial investment of approximately \$1,050,000 into Allstate Leasing, Inc., an existing business in Baltimore County;
- 2. As a result of Allstate Leasing, Inc. relocating to the site in question, a new car dealership is proposed for Allstate's present site, creating approximately 55 new jobs in Baltimore County.
- 3. An additional investment for renovation is proposed on Allstate's current site to accommodate a car dealership.

Thank you for your consideration.

84-50

August 2, 1983

ARNOLD JABLON ZONING COMMISSIONER

Julius W. Lichter, Esquire 305 West Chesapeake Avenue Towson, Maryland 21204

BALTIMORE COUNTY

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

RE: Written Confirmation Relative to Automobile Rentals from a Service Garage

Dear Mr. Lichter:

You have requested by letter dated July 22, 1983 written confirmation that "...a building permit to construct a facility which would house a display area for the leasing of motor vehicles, offices, service facilities, parking and other accessory uses." could be issued in accordance and in compliance with the Baltimore County Zoning Regulations.

Please be advised that it has been the long-standing practice of the Zoning Office to interpret the Business, Local (B.L.) Use Regulations as permitting automobile rentals from a service garage as a principal use. This interpretation is based upon the definition of a service garage; i.e., Section 101 of the regulations (enclosed). Please note that automobile sales are not permitted as a principal use under a service garage category, the reason being that an automobile sales room is listed as a principal use under the Business, Major (B.M.) Use Regulations. The Manufacturing, Light (M.L.) Use Regulations permit the rental of automobiles but only as an auxiliary use to the principal uses that are permitted in the M.L. Zone.

As you indicate, a service garage in a B.L. Zone requires a public hearing; i.e., special exception, at which time the type of service garage use requested (automobile rental) is specifically indicated.

If you have any further questions concerning this matter, please do not hesitate to contact me.

> Very truly yours, Zoning Commissioner

AJ:JED:nr Enclosure

cc: Mrs. Jean M. H. Jung, Deputy Zoning Commissioner Mr. James E. Dyer, Zoning Supervisor

PETITION FOR SPECIAL EXCEPTION

3rd Election District

ZONING: Petition for Special Exception

LOCATION:

Southwest side of Reisterstown Road, 1,040 ft. Southeast of the centerline of Greenspring Valley Road

DATE & TIME:

Tuesday, August 16, 1983 at 11:00 A.M.

Room 106, County Office Building, 111 W. Chesapeake Avenue, Tov son, Maryland

The Zoning Commissioner of Baltiniore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage

All that parcel of land in the Third District of Baltimore County

Being the property of C-F Properties Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 16, 1983 at 11:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> THE LAW OFFICES OF STEINBERG, LICHTER, COLEMAN & ROGERS

305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

July 22, 1983

As you may recall, sometime in April and May of this year, I

property which is zoned BL with the view of obtaining the approval of

the Zoning Office for an occupancy permit and a building permit to construct a facility which would house a display area for the leasing

of motor vehicles, offices, service facilities, parking and other

accessory uses. At that time, you advised me that the BL zone did

not allow for the leasing of motor vehicles as a matter of right and

exception would be required for a service garage which would permit a

BL zone. Pursuant to your advice, I have filed the above Petition For

I would appreciate your forwarding to me a written confirmation

Very truly yours,

Special Exception and the matter is coming on for a hearing in August.

that in order to utilize the property for these purposes, a special

business as operated by Allstate Leasing, Inc. to be located in the

Your earliest reply would be greatly appreciated.

spoke with you on a number of occasions about the purchase of the above

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY D. S. THALER & ASSOCIATES, INC. 11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

May 28, 1983

DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION ALLSTATE LEASING PROPERTY

Beginning for the same in the centerline of Reisterstown Road, at a point measured 1040 feet southeasterly along said centerline from the centerline of Greens, ring Valley Road, and running thence in the center of Reisterstown Road South 45 07 East 343.28' thence leaving said road and running South 44 50' West 293.50', South 51 03'20" West 559.74', North 45 07' West 319.81', North 03 53' West 67.35', North 51 03'20" East 810.21' to the point of beginning.

Containing 7.181 Acres of land more or less.



**CIVIL ENGINEERS • SITE PLANNERS** 

STEINBERG, LICHTER, COLEMAN & ROGERS

305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

June 29, 1983

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER

August 26, 1983

Julius W. Lichter, Esquire 113 West Chesapeake Avenue Towson, Maryland 21204

> RE: Petition for Special Exception SW/S of Reisterstown Rd., 1,040' SE of the center line of Greenspring Valley Rd. - 3rd Election District C-F Properties Partnership - Petitioners NO. 84-50-X (Item No. 267)

Dear Mr. Lichter:

I have this date passed my order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments cc: Ms. Judy Baer Valley Planning Council F.O. Box 5402

Towson, Maryland 21204 Mr. Stuart Nussbaum 66 Pickersgill Square Owings Mills, Maryland 21117

John W. Hessian, III, Esquire People's Counsel

Mr. William Hammond Zoning Commissioner

Page 2 June 29, 1983

Petition for Special Exception

C-F Properties Partnership - 7.181 Acres ±

As you may be aware, the Heritage Chevrolet Dealership is now located on the same site formerly occupied by an Oldsmobile dealership known as Metro Oldsmobile which was forced to close. The agreement between the principals and General Motors-Oldsmobile Division require that the dealership be open for business no later than January 31, 1984 or run the risk of losing the dealership in this area. The principals have diligently sought the acquisition and/or leasing of property in the area designated as the territory by Oldsmobile and have been unable to do so for more than eighteen months until the subject site became available by auction sale.

The opportunity to relocate the Allstate facility to the subject site and to open the Oldsmobile dealership at 9808 Reisterstown Road offers the principals and Baltimore County an opportunity which ought to be maximized promptly. Therefore, I would appreciate your scheduling the hearing on the Special Exception at your earliest possible convenience.

Sincerely,

JWL:lsp

cc: Mr. Nicholas B. Commodari Mr. Robert Hannon Economic Development Commission

IN REPLY REFER TO:

Mr. William Hammond Zoning Commissioner Baltimore County County Office Building Towson, Maryland 21204

MELVIN A. STEINBERG

EDWARD L. COLEMAN

DONALD F. ROGERS

TULIUS W. LICHTER

Petition For Special Exception C-F Properties Partnership - 7.181 Acres ± Allstate Leasing, Inc. - Lessee Filed June 1, 1983

Stem 10.267

Dear Mr. Hammond:

The Petition for Special Exception for a Service Garage was filed with the request that the matter be set for hearing promptly. I feel that a history of the circumstances surrounding the Petition would confirm the necessity for setting the hearing at the earliest possible date.

This location will be occupied by Allstate Leasing, Inc. which is a company that has been in business in Baltimore County since 1975 at 9808 Reisterstown Road, its present location. They propose to construct a 22,000 square foot building on the 7.181 acre site. The owners of the property have recently purchased the property at auction for the sum of \$300,000 and propose to promptly construct the aforesaid facility at an approximate cost of \$750,000. The company presently employs 49 employees. These employees will be transferred to the new location should the Special Exception be granted.

Some of the principals involved in the ownership of the land and/or Allstate Leasing, Inc. are also involved in the Heritage Chevrolet Dealership located at 11234 Reisterstown Road and in a new Oldsmobile dealership which must be open for business by January 31, 1984 in this area. It is proposed that the Oldsmobile dealership will open for business in the present facility occupied by Allstate Leasing, Inc. at 9808 Reisterstown Road. This new business proposes to hire 55 new employees and the new dealership will renovate the facility to accommodate dealership needs and the requirements of General Motors-Oldsmobile Division.

IN REPLY REFER TO:

FE2 2 1 1964

MELVIN A. STEINBERG JULIUS W. LICHTER

EDWARD L. COLEMAN

DONALD F. ROGERS

Mr. James E. Dyer

County Office Building

Towson, Maryland 21204

Zoning Commissioner's Office

Petition for Special Exception

Allstate Leasing Inc. - Lessee

C-F Properties Partnership

7.181 Acres +

Filed June 1, 1983

Zoning Supervisor

Dear Mr. Dyer:

of your advice.

JWL:jw

BALTIMORE COUNTY, MARYLAND Maryland Department of Transportation Project #83099 Project #83099 Allstate Leasing Allstate Leasing Page 2 State Highway Administration SUBDIVISION REVIEW COMMENTS DATE: July 26, 1983 July 26, 1983 July 26, 1.03 Edward A. McDonough, P.E., Chief STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd) WATER AND SANITARY SEWER COMMENTS: Developers Engineering Division Onsite drainage facilities serving only areas within the site are considered The Developer is responsible for any deficit to be incurred by the construction, private. Therefore, construction and maintenance shall be the Developer's under County contract and inspection, of public water main extensions required to PROJECT NAME: Allstate Leasing responsibility. However, a drainage area map, scale 1\*=200', including all serve this property. He is responsible for the preparation and the cost of confacilities and drainage areas involved, shall be shown on the required construction drawings and right-of-way plats required. He is further responsible JULAS 1883 PROJECT NUMBER: #83099 struction plans. for conveying any required right-of-way to Baltimore County at no cost to the W/S of Reisterstown Road, S. of Greenspring Valley Road The Developer must provide necessary drainage facilities (temporary or ECENTAL ELECTRON permanent) to prevent creating any isances or damages to adjacent properties, Water mains outside of public rights-of-way serving a proposed site improveespecially by the concentration of a rface waters. Correction of any problem Mr. Robert A. Morton, Chief ment are considered private and shall be the Developer's full responsibility for which may result, due to improper grading or improper installation of drainage construction and maintenance. Bureau of Public Services facilities, would be the full responsibility of the Developer. County Office Building Onsite private water mains with fire hydrants shall be metered at the public Towson, Maryland 21204 Development of this property through stripping, grading and stabilization source. The size and design of the meters shall conform with Baltimore City could result in a sediment pollution problem, damaging private and public holdings Standards. Permission to obtain a metered connection may be obtained from the The Plan for the subject site, dated June 30, 1983, has been reviewed by downstream of the property. A grading permit is, therefore, necessary for all Department of Permits and Licenses. the Developers Engineering Division and we comment as follows: Dear Mr. Morton: grading, including the stripping of top soil. This property is subject to a Water System Connection Charge based on the On review of the site plan of 6-30-83 and field inspection. Drainage studies and storm water management drawings will be necessary to be size of water meter utilized. reviewed and approved prior to the recording of any record plat or the issuance of the State Highway Administration will require the plan to be revised. All improvements, intersections, entrances, drainage requirements and conany grading or building permits. The total Water System Connection Charge is determined, and payable, upon struction affecting a State Road right-of-way are subject to the standards, The proposed 32' entrance, 160'+ north of the south property specifications and approval of the Maryland State Highway Administration in application for the Plumbing Permit. This Charge is in addition to the normal In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) line fails to meet minimal stopping sight distance criteria of the front foot assessment and permit charges. addition to those of Baltimore County. a grading plan shall be approved and a Performance Bond posted prior to issuance of State Highway Administration. a grading permit. The number of square feet of land disturbed shall be indicated Public sewers are not available to serve this property; therefore, private The Plan is not acceptable due to non-conformance with storm drain on the sediment control drawing. sewage systems must be provided. Soil tests must be conducted in accordance with requirements. The State Highway Administration will require the entrance to Department of Health requirements. be centered on a point 45' north of the south property line. This The Developer shall be responsible to stabilize the sidewalk areas and supporting location affords the developer a stopping sight distance that meets slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest minimal requirements. As no County roads are involved, this office has no comment. period of optimum seeding as established in the Baltimore County Sediment Control Sa welen Manual. Minimum acceptable stabilization measures will be as specified in the The access must be 35' in width with 20' radii on the roadside In accordance with Bill No. 32-72, street lights are required in all develop-Baltimore County Sediment Control Manual under "Critical Area Stabilization (With ments. The Developer will be responsible for the full costs of installation of EDWARD A. MCDONOUGH, P.E., Chief curb and recommended 10' radii on the barrier curb. Semi-Permanent Seedings)". Developers Engineering Division the cable, poles and fixtures. The roadside curb must be constructed on a minimum distance Failure by the Developer to accomplish the stabilization as aforementioned EAM: PMK:ss Sidewalks are required adjacent to the public roads serving this site. The of 32° from the centerline of Reisterstown Road and meet the will result in the termination of all processing phases of this development. walks shall be 5 feet wide and shall be installed to conform with Baltimore County existing curb and gutter section to the south for a smooth trans-Standards, which places the back edge of the sidewalk 2 feet off the property line. cc: File A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site. STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: The area from the edge of the traveled way to the proposed gutter pan must be paved with bituminous paving or overlayed to Storm water management must comply with the requirements of the 1982 Baltimore The Develoger is responsible for the total actual cost of drainage facilities meet S.H.A. Standards. This will include a 10:1 taper to the County Storm Water Management Policy and Design Manual adopted January 17, 1983. required to carry he storm water run-off through the property to be developed to north from the nosed down curb to the edge of the traveled way and a suitable outfall. The Developer's cost responsibilities include the acuiring In accordance with Bill No. 56-82, filling within a flood plain is prohibited. a 25'+ taper to the south to provide adequate transition of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. BALTIMORE COUNTY, MARYLAND Mr. Robert Morton SUBJECT: COUNTY REVIEW GROUP COMMENTS BALTIMORE COUNTY, MARYLAND July 22, 1983 FROM: OFFICE OF PLANNING AND ZONING C. Richard Moore Mr. R. Morton DATE: July 27, 1983 SUBJECT: C.R.G. COMMENTS SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 28, 1983 It is requested that all permits and approvals be held until the plan is revised, access permit applied for and a PROJECT NAME: Allstate Leasing FROM: ZONING performance bond posted in the amount of \$35,000.00 to guarantee COUNCIL & ELECTION DISTRICT 111-248 PLAN EXTENSION construction. REVISED PLAN PROJECT NUMBER & DISTRICT 3C3 PROJECT NAME: Allstate Leasing Very truly yours, W/S of Reisterstown Rd., Charle Le PLAT LOCATION: S of Greenspring Valley Road Charles Lee, Chief DISTRICT: 3rd Election District Bureau of Engineering The Office of Planning and Zoning has reviewed the subject plan and has Access Permits the following comments: According to the Baltimore County Soil Survey the following soil limitations By: George Wittman CL:GW:maw for development exist on this site. Glenely Loam (GcC2, GcB2) and Manor Loam (MbD2) have severe limitations due to slope. Glenville Silt Loam (GnB) has severe A Special Exception hearing (Case No. 84-50-X) for a service garage has been Attachment limitations due to high water table. Adequate measures which will mitigate the scheduled on August 16, 1983 at 11:00 A.M. The CRG plan may be approved effects of such limitations will be required prior to or along with the building subject to the outcome of the Special Exception Hearing, provided the cc: Mr. J. Ogle permit application. It is the intended purpose to identify soil limitations on following requirements are met: the plan, and mitigative measures must be addressed in subsequent processing phases. 1. No portion of the parking lot or driveway may be located in the 0-2 Zone. The site plan should be revised to Landscaping should be provided on this site as much as possible. Screening eliminate a small strip of paving along the southernmost should be provided along the parking areas. property line.

The proposed Preakness Woods development is located adjacent to this site,

The property is located in a deficient service area, the Gwynns Falls Drainage

The property is located in a traffic area controlled by a "D level intersection",

Sum Caull

Susan Carrell

for which an approved Plan is on file. The Preakness Woods Plan shows a proposed

Area, as defined by Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve

Capacity Use Certificate has been issued by Baltimore County. In the event that

there is no capacity available, the Plat may be recorded, but building permits

Painters Mill Road and Reisterstown Road, and it is possible that as conditions change traffic capacity may become more limited. The Basic Services areas which

1983. The Basic Services Areas are re-evaluated annually. Issuance of building permits in the future may be determined by the constraints of re-evaluation of

determine traffic deficiency will be re-evaluated by the County Council in December,

would not be issued until capacity becomes available.

road on the North and West sides of the Allstate site. The proposed road on

the North site shows a future connection to this site. This future connection

must be shown on this plan.

deficient areas.

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717 BALTIMORE COUNTY, MARYLAND DATE July 27, 1983 Allstate Leasing • DEVELOPMENT PLAN Reisterstown Road S. of Greenspring Valley Rd. RECORD PLAT The location of the entrance on Resiterstown Road is subject to the approval of the State Highway Administration. This entrance should be 35ft. Acting Deputy Director CRM/GMJ/ccm

Lowell K. Bridwell

M. S. Cattrider

July 22, 1983

Re: CRG Meeting of 7-28-83

"Allstate Leasing", W/S

Valley Rd., Route 130

Reisterstown Rd., Route 140

1,200'+ S/E of Greenspring

Dine atte

Zoning Associate III

DIANA ITTER

2. Four-foot-high compact screen planting or stockade fencing is

3. Particular attention should be paid to areas along Reisterstown

4. If there are any damaged or disabled vehicles awaiting repair,

they must be screened with an 8 foot high screening fence.

This must be indicated on the site plan.

Atkinson property.

7/82bsc

Road opposite Queen Anne Village, to the north adjoining the

required in order to screen the parking lot from any residential

zone. Chain link fencing is not acceptable unless it is slatted.

FEB 21 Aug

JU/428:1983

## COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH

Allstate Leasing
Subdivision Name: Section and/or Plat

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three {3} final prints of acceptable plans.

Soil percolation tests have been conducted. Revised plans. \_\_\_\_ must be submitted prior to approval of plats. \_\_\_\_ are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete

Public sewers must be utilized and/or extended to serve the property.

No sewage disposal area shall be located within \_\_\_\_\_ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

Wells must be located a minimum distance of posal areas: 100 ft. from any wells: 40 ft. from dwellings: 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

Public water must be utilized and/or extended to serve the property.

Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP MEETING

ALLSTATE LEASING

COUNTY REVIEW GROUP - THOSE PRESENT

\*Attachment - List of interested citizens

at 1:30 p.m., introduced the County staff, the developer and the developer's engineer,

to build a multi-use building for Allstate Leasing Company. This building will consist

of a showroom, office, car wash, and garage. The facility will also have an area for

storage for new cars that are to be serviced for use in leasing. In the construction of this facility, it is proposed to rotain as much wooded area as possible. Access from

Reisterstown Road, a State road, has been approved by the State Highway Administration

as an acceptable location. Storm water management is being provided within this site.

screen planting is required to screen the parking lot from any residential zone; 2) if

any damaged or disabled vehicles are awaiting repair or stored on the parking area, an

the parking lot or driveway may be located within the 0\_2 zone. This site plan should

8° high screen fence is required. This must be indicated on the plan; 3) No portion of

today may be approved subject to the outcome of the special exemption hearing.

The developer must meet with the following requirements: (1) 4' high compact

Mr. Benson, Chairman of the County Review Group, called the meeting to order

Mr. David Thaler, the developer's engineer, presented the plan. They propose

Diana Itter presented written comments from the Office of Zoning. A special

hearing for the service garage has been scheduled for August 16, 1983. The plan presented

E. A. Boler

Diana Itter

Greg Jones

Rob Powell

Wm. Meyers

J. Cohen

D. S. Thaler

Julian Lechter

Louis A. Cohen

the citizens present, and explained the purpose of the CRG.

Paul Koch

Susan Carrell

George Wittman

Gilbert S. Benson, Chairman - Dept. of Public Works

111-248

- Office of Planning & Zoning

- Developers Engineering Division

- State Highway Administration

- Attorney for Allstate Leasing

- Meyers & D'Alco Architects

- Office of Zoning

- Office of Planning

- Traffic Engineering

- Developer's Engineer

- Allstate Leasing

- Allstate Leasing

- Health Department

Thursday, July 28, 1983

Mr. Louis A. Cohen, President July 12, 1983 Page 2

It should be noted that 10,000 square feet is reserved for sewage disposal systems and areas for expansion. Under no circumstances shall any permanent structures, above or below ground, be permitted within this area Also, no underground electric lines, water pipes, gas line, etc., . all be permitted in the disposal system area.

The source of water supply for this property is from the

The conditions for approval of the installation are as

1. If oil changes are to be performed onsite, a waste oil tank will be required; its contents to be removed by a licensed

2. An oil separater will be required for all floor drains located inside the service bays.

3. The use of engine degreasing compounds or steam cleaning of engines will not be permitted.

4. The use of soaps in the washing of the rental vehicles shall be kept to a minimum. When necessary to utilize soaps, the detergent shall be of the low phosphorus type.

If there are any questions ragarding the above, please contact Mr. Powell, 494-2762, between 3:30 and 9:30 a.m.

Director ENVIRONMENTAL SUPPORT SERVICES

Mr. Brooks H. Stafford

July 27, 1983

Janice B. Outen

KER - ALLSTATE LEASTING CRG Meeting - July 28, 1983

## PLAN REVIEW HOTES

Proposed office buildings and parking area for vehicle routal on 7.2 acres Public vater supply; private sewage disposal.

Not in reservoir drainage.

No wetland soils.

Baltimore County Soil Survey indicates a small stream in the CoB soil.

SWM required by DPW; proposed impervious area - 6164. Proposed sewage disposal area appears to be located beneath the parking area.
Proposed EMP: "Applications of herbicides, pesticides, and fertilizers will not be permitted in excess of those levels recommended by the University of Maryland Extension Service.

The Invironmental Effects Report is approved subject to the following conditions

The following restrictions on the use of the property will be recited on the plat as covenants running with the land and signed by the owner and provide for enforcement by Baltimore County.

A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

B. Dirt and debris accumulating on private roals and parking lots will be removed according to the following schedule: May through October: sensurrent with Grass moving; Movember through April, monthly.

C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deloing compounds may be used.

Application of fertilizer, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension

No filling will be allowed in grassed or lined drainage ditches or

The Department of Public Works and the Office of Planning app:

The meeting was adjourned at 2:30 g.m.

JB0:fth

cc: J. R. Powell

Comment of the second

ALLSTATE LEASING

MALL AUT

Mr. Louis A. Cohen, President

Allstate Leasing, Inc.

9808 Reisterstown Road

sults are as follows:

~ ~

age disposal area.

SDS 8' MIN

10 minutes 5 feet

==1000s ands ands

Dear Mr. Cohen:

Garrison, Maryland 21055

July 19, 5983

July 12, 1983

A representative of this office, Mr. J. Robert Powell,

5-16 ft., water 9 ft. and 16 ft. Clay 0-4 ft., Baltimore Gneiss

conducted soil evaluations on the above mentioned lot. The re-

\* Denotes satisfactory tests within the 10,000 square foot sew-

April 26, 1983, approval will be granted for the installation of

a 1500 gallon septic tank; distribution box; four seepage pits,

10 ft. dismeter by 9 ft. deep (minimum 7 ft. below inlet). Soil evaluation results will be valid for a period of three years. At void without notice to that effect having been given by the ap-

sewage disposal system. Upon availability of the netropolitan

utility, the interim system must be abandoned and all plumbing connected to the metropolitan system, in accordance with Section

2.19 of the Baltimore County Plumbing and Gasfitting Code.

Based on the evaluations and the site plat dated

The permitted installation is for an interim private

Re: Proposed Site - Allstate Leasing, Inc.

Reisterstown Road, Election District 3

Clay 0-3 ft., Baltimore Gneiss

Clay 0-3 ft., Baltimore Gneiss

Clay 0-6 ft., Baltimore Gneiss

Clay 0-4 ft., Baltimore Gneiss

4-14 ft., vater 14 ft. Clay 0-5 ft., Paltimore Gneiss

3-9.5 ft., water 9.5 ft.

3-13 ft., water 13 ft.

5-8 ft., water 8 ft.

4-15 ft., water 15 ft.

305 W. Chesapeake Avenue

of the c/1 of Greenspring Valley Rd.

TDE: 11:00 A.M.

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

VALIDATION OR SIGNATURE OF CASHIF

Julius W. Lichter, Esquire 113 Chesapeake Building Towson, Maryland 21204

A 100 100 100

FOTICE OF HEARING Re: Petition for Special Exception SW/S Reisterstown Rd., 1,040' SE C-F Properties Partnership - Petitioners
Case No. 84-50-X

DATE: Tuesday, August 16, 1983

TOWSON, MARYLAND

No. 117391 FINORE COUNTY

tech ten 200 CF A . for

£ 115 --- + 1000016 3060A

LSTATE LEASING

The second

BHS:pb

July 28, 1983

be revised to eliminate a small strip of paving along the southernmost property line. Susan Carrell presented written comments from the Office of Planning. The soils in this area have limitations, and mitigative measures must be addressed during the processing of this subdivision. Alandscape plan must be passented along with the building application Future access to the site shall also be proposed from the Preakness Woods Subdivision. This connection to be shown on the plan from the proposed future road in this subdivision This property is located within a deficient drainage

area, Gwynns Falls Drainage Area, and no building permit can be issued until a Reserve Capacity Use Certificate has been issued by Baltimore County. George Wittman presented written comments from the State Highway Administration. The entrance to this site from Reisterstown Road shall be centered on 45' north of the south property line. The access shall be 35' wide with 20' radii. Improvements along the front of the site shall be in accordance with State Highway Administration specifica-

Greg Jones presented written comments from Traffic Engineering. All access is subject to State Highway Administration approval.

Paul Koch presented written comments from Developers Engineering Division. Public water exists in Reisterstown Road and can be made available by connections. Sanitary sewer is not available and will require extension of the public sewer to serve this property.  $\bigcirc$  Storm water management and sediment control are required for this site.  $\subseteq$ The parking area along the rear of the building is located within a floodplain and would require filling. The developer must therefore revise the parking area to be located away from the floodplain.

Rob Powell presented written comments from the Health Department. An Environmental Effects Report and Hydrogeological Study has been reviewed and is subject to the conditions outlined in a memorandum from Janice B. Outen to Brooks Stafford under date of July 27, 1983. The plan can be approved as submitted ? Interim private sewer system would be permitted; however, when public sewer becomes available, the building must connect to these facilities.

CITIZENS' COMMENTS

the Queen Anne Village and would like to see as much screening as possible retained along this frontage.

taining of as many trees as possible within this site.

Written comments by the following were given to the developer and developer's engineer: Health Department, Developers Engineering Division, Office of Planning, Office of Zoning, Traffic Engineering, State Highway Administration.

Dr. Carl Oppenheim expressed his concern about this facility being across from

The Committee stated that Baltimore County would require screening and the re-\*\*\*\*\*\*\*\*

FEB 21 by

8050-X BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 בייטואיז וובאדבה פוואחל CERTIFICATE OF PUBLICATION COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH ZONING: Petition for Special En ZOWING: Petition for Special Exception
LOCATION: Southwest side of Reisterstown Road, 1,040 feet Southeast of the centerline of Greenspring Valley Road
DATE & TIME: Tuesday, August 16, 1983 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland TOWSON, MD., \_\_\_\_\_\_July 28 \_\_\_\_, 1983 ARNOLD JABLON ZONING COMMISSIONER A Hydrogeological Study and Environmental Effects Report for this subdivision: must be submitted, must be updated, can be waived, must be revised. August 5, 1983 published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a service garage. A Water Appropriation Permit Application must be submitted.

Note: Greater than 33 lots necessitates a public hearing with Water Resources

Administration as part of the permit process. and published in Towson, Baltimore County, Md., sonce in reach Julius W. Lichter, Esquire of one time somewhouses before the 16th 113 Chesapeake Building Petition for Special Exception for a service garage
All that parcel of land in the Third District of Baltimore County Beginning for the same in the centerline of Reisterstown Road, at a point measured 1040 feet south-easterly along said centerline from the centerline of Greenspring Valley Road, and running thence in the center of Reisterstown Road, South 65°07' East 343.28', thence leaving said road and running South 45°07' East 343.28', thence leaving said road and running South 44°50' West 293.50', South 51°03'20' West 563.74, North 45°07' West 57.35', North 51°03'20' East 810.21' to the point of beginning.
Containing 7481 Acres of land more or less.
Being the property of C-F Properties Partnership, as shown on plat plass filed with the Zoning Department.
Hearing Date: Tuesday, August 16, 1983 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
ARNOLD JABLON,
Zoning Commissioner of Baltimore County
July 28. 305 W. Chesapeake Avenue day of \_\_\_\_\_August\_\_\_\_, 19\_83\_, the first publication Locate all existing bodies of water, wells and septic systems within the property and within 188 feet of the exterior property line. Towson, Maryland 21204 appearing on the \_28th\_\_\_\_\_ day of \_\_\_\_\_\_July\_\_\_\_\_ Re: Petition for Special Exception SW/S Reisterstown Rd., 1,040' SE of The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests. the c/l of Greenspring Valley Rd. C-F Properties Partnership - Petitioner
Case No. 84-50-X L. Leank Simister
Manager This plan can be approved as submitted. Dear Mr. Lichters This is to advise you that \_\_\$54.52 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. Cost of Advertisement, \$\_\_\_\_\_19,25\_\_\_\_\_ \_\_\_\_ This plan cannot be approved at this time. See checked revisions and/or Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, X 1) The Environmental Effects Regart has
been reviewed and aggreed subject to conditions
outlined in the attached memo dated July 27,1983.
2) The Hydrogeological Study has been
reviewed and approved subject to the
conditions outlined in the ottached letter Towson, Maryland 21204, before the hearing. 'ng Commissioner to mr. Cohen dated July 12, 1983.

3). It s'-uld also be noted that No. 119477 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 8/16/83 ocea will not be permitted FROM: Julius Lichter, Esquire 12.00 EL. Advertising & Rating Case #84-50-X (C-F Properties Partnership) C 087\*\*\*\*\*\$46215 5165A VALIDATION OR SIGNATURE OF CASHIER LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., ..July...28., 19..83..... CERTIFICATE OF POSTING THIS IS TO CERTIFY that the annexed Reg. #L49859 P 0 46365 ZONING DEPARTMENT OF BALTIMORE COUNTY 84-50-1 to the 28th day of July 19 83 Carroll County Times, a daily newspaper published Date of Posting Quely 28 1983 in Westminster, Carroll County, Maryland. Posted for: Aprecial Exception South Carroll Herald, a weekly newspaper published etitioner: C.7. Propertus Partnerships in Eldersburg, Carroll County, Maryland. Location of property: SW/SH Blistratown Book, 1,040 SE of Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland. the Cll of Trenspring Volley Road LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Location of Signs: SN/S Of Mostratown Brad, Opprex. 1100 SE of.
The Centuline of Treampsing Valley Post PETITION FOR SPECIAL EXCEPTION 3rd Election District ZONING: Petition for Special Exception LOCATION: Southwest side of Reisterstown Road, 1,040 Posted by Signature

Date of return: August 5 1983. LOCATION: Southwest eide of Reisterstown Road, 1,040 ft. Southeast of centerline of Greenspring Valley Road

DATE & TIME: Tuesday, August 16, 1983 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake, Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act, and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage.

All that percel of tend in the Third District of Baltimore County

Beginning for the same in the centerline of Reisterstown Road, at a point general 1040 feet southeasterly along said centerline from the centerline of Reisterstown. Number of Signs: Beginning for the same in the cententine of Heisterstown Hoad, at a point measured 1040 feet southeasterly along said centerline from the centerline of Greenspring Velley Road, and running thence in the center of Reisterstown Road South 45\*107' East 343.28', thence leaving said road and running South 44\*50' West 293.50', South 51\*03'20" West 559.74', North 45\*07' West 319.81', North 03\*53' West 67.35', North 51\*03'20" East 810.21' to the point of baginning.
Containing 7.181 Acres of land more or less.

Containing 7.181 Acres of land more or less.

Being the property of C-F Properties Partnership, as shown on plat pla with the Zoning Department.

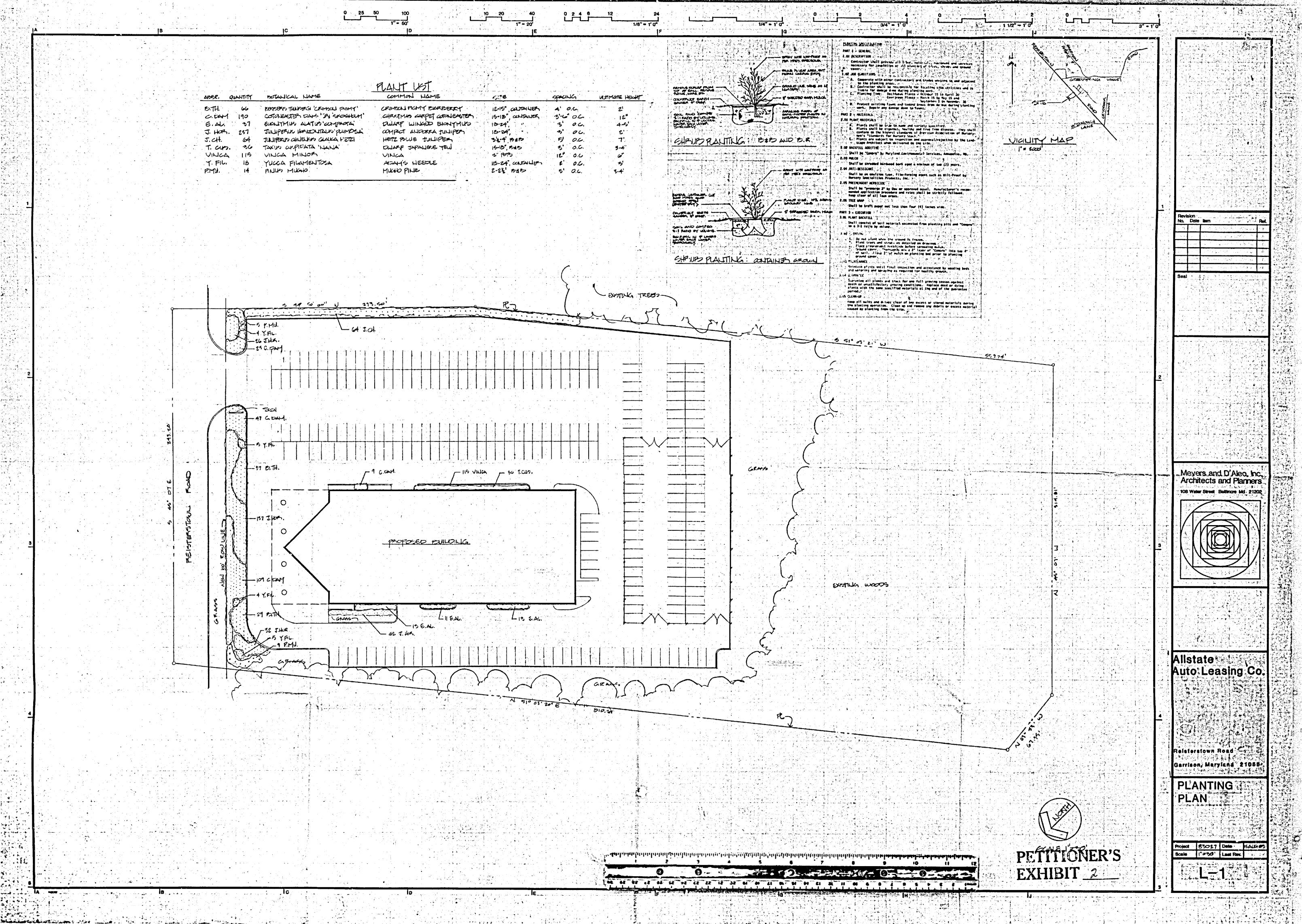
Hearing Date: Tuesday, August 16, 1983 at 11:00 A.M.

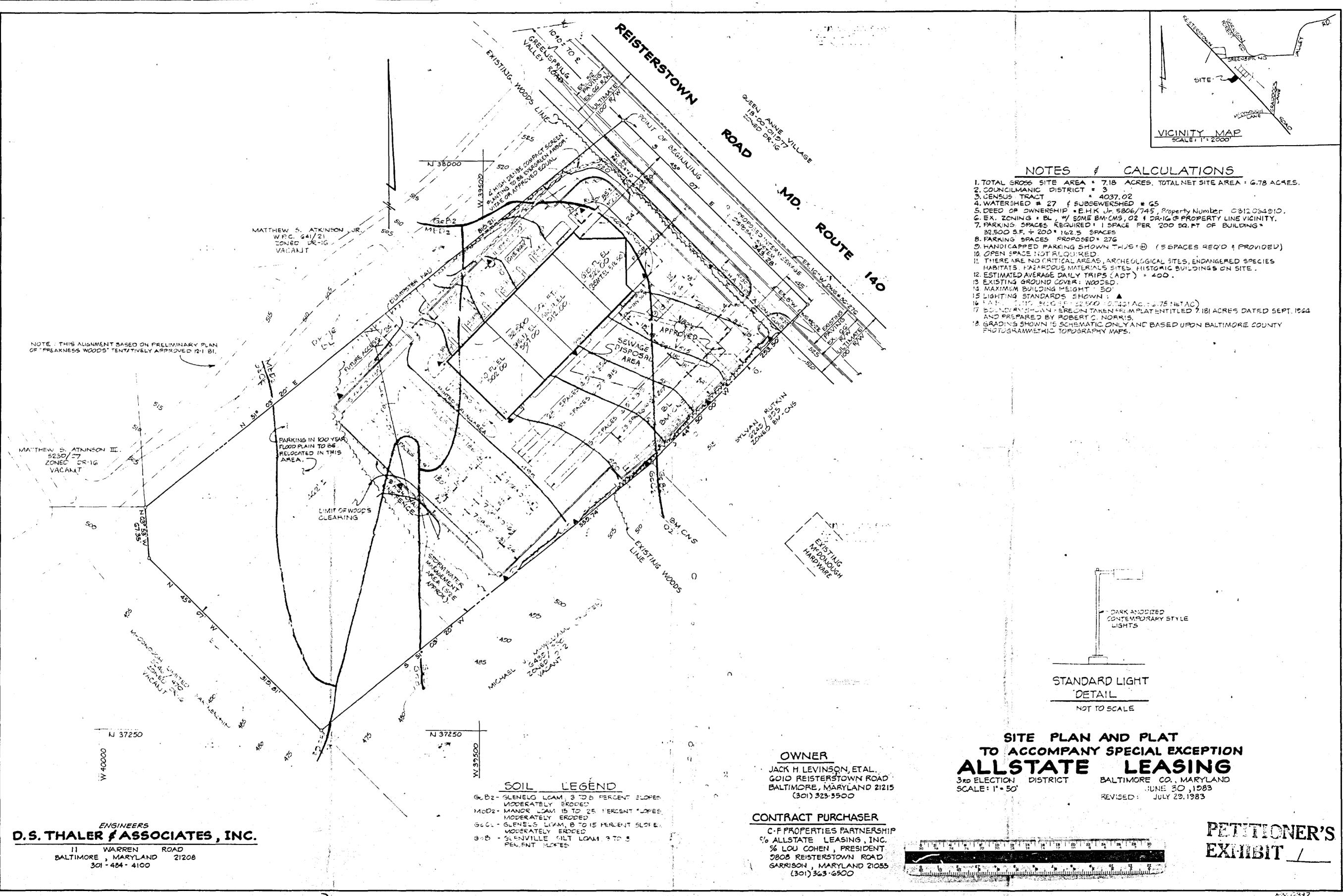
Public Hearing: Room 106, County Office Building, 111 W. Chest Avenue, Towson, Maryland

BY ORD

ARNOLD JABLON .
ZONING COMMISSIONER OF BALTIMORE COUNTY

FEB 21 %





PN. 0317